

69 Coglin Street, Brompton, SA 5007

House For Sale

Thursday, 4 April 2024

69 Coglin Street, Brompton, SA 5007

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 184 m2

Type: House



Thomas Crawford
0448888816



Vincent Doran
0466229880

Auction

Auction Location: Onsite

Introducing a magnificent double storey sensation oozing uncompromising style and low maintenance living, all in such a convenient locale. Perched on a quiet tree-lined, cul-de-sac street and executed to a spectacular standard, it's grand design spans two spacious light filled levels encompassing 3-bedrooms and 2.5-bathrooms of absolute bliss. A showpiece of heritage red brick design, complemented by bold contemporary internals, this creatively constructed home is ready for immediate enjoyment. The avid entertainer can enjoy hosting with an outdoor courtyard flowing from the open plan while the kitchen is a cook's dream with 40mm Caesarstone bench tops and huge walk-in pantry, making it the perfect space to cook for one or many. The icing on the cake is the huge master bedroom oozing tranquillity and convenience with walk-in robe, ensuite and private balcony where you can sit out and enjoy a morning coffee. This is your opportunity to secure an excellent property that excels at providing a lifestyle of effortless luxury. Make no mistake, all the highly sought-after extravagant credentials are here, so act quickly, as this prime city-fringe abode won't last long!

Features to note:

- Ducted reverse cycle air conditioning with zone touch pad
- Electric lock-up garage and additional front carport
- 2.7m high ceilings
- Security alarm system
- Ceiling fans throughout the home
- Downstairs guest powder room
- European laundry
- Open plan kitchen, living and dining
- 40mm Caesarstone kitchen and bathroom bench tops
- Walk-in pantry with lighting
- Smeg dishwasher
- Smeg gas cook top and oven
- Microwave alcove
- Soft closing cupboards and drawers
- Stainless steel dual sink
- Skylight to upstairs landing
- Downlights throughout the home
- Electric hot water control panel to the bathroom
- Floor to ceiling tiling to both bathrooms
- Upstairs linen cupboard for convenience
- Walk-in robe and ensuite to master bedroom
- Mirrored built in robes to bed 2 and 3

Local Area:

- Hawker Street for the popular Seven Grounds Café
- Croydon's Queen Street Scene with cafés and boutique shopping
- Walking distance to Bowden's Plant 3 and Plant 4 hotspots
- A selection of reserves including the Thomas Harkness Reserve on your doorstep, or Brompton Park offering a playground, basketball court, and sheltered seating areas

Public Transport:

- Bowden train station walking distance (1km) away, to take you to city or sea
- Free tram line on Port Road to take you direct into the bustling CBD
- Ample bus stops along Port Road or Hawker Street

Schooling:

- Zoned to Brompton Primary, Adelaide High and Adelaide Botanic High Schools
- St Joseph's, Immaculate Heart of Mary, Blackfriars Primary, Prescott College, St Margaret Mary and Torrensville Primary – all around a 10-minute drive from home.
- Kilkenny, Prospect and North Adelaide Primary Schools minutes away, as well as Woodville and Underdale High Schools

Nearby Hotspots:

- Short stroll to both the Adelaide Entertainment Centre and Coopers Stadium
- Hit the leafy streets of North Adelaide, under 2km from home or a short 20-minute walk
- Adelaide CBD 10 minutes from home
- Prospect Road a 7-minute drive away for a variety of entertainment, restaurants, cafes and eateries

Method of Sale:

- Auction On Site at 12:00pm, Sunday 21st April 2024

Disclaimer:

- Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, TOOP+TOOP makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.

For more information:

- Feel free to contact Thomas Crawford of TOOP+TOOP Real Estate anytime on 0448 888 816.